



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA October 24, 2023 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council Chambers located at 10 East Center Street. The agenda will be as follows:

- 1) Welcome and Introduction
- 2) Public comments
- 3) Work Session: Draft Code Amendments
 - a. Title 13, Chapter 8: General Requirements (Subdivision Design)
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 10/10/2023

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:
Time: October 24, 2023, 06:30 PM Mountain Time (US and Canada)*

Join Zoom Meeting: <https://us02web.zoom.us/j/82200714059?pwd=OGJxWG1yb2FIMFREeU4vU1V1TIBHUT09>

Meeting ID: 822 0071 4059

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours' notice for adequate arrangements to be made. The agenda items may be heard in a different order as warranted by the Commission.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, hereby certify that copies the agenda for the Planning Commission meeting to be held October 24, 2023 were posted on the Utah Public Notice website: <https://www.utah.gov/pmn/>, City's website: <https://www.nslcity.org>, and at City Hall: 10 East Center St., North Salt Lake.

Dated this 23rd day of October, 2023.


Wendy Page, City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: October 24, 2023
SUBJECT: Work session items-Draft Code Amendments

RECOMMENDATION

There will be no formal action on the proposed draft amendments. Additional amendments are being drafted and will be discussed at future meetings. When the complete draft is ready, a public hearing will be scheduled for formal recommendation to the City Council.

BACKGROUND

The Utah State Code was amended in 2023 to change the process for approval of subdivisions. City's are required to amend their codes to abide by this change prior to February 1, 2024. An outline of the state code provisions is attached for your review. The Planning Commission has reviewed Chapters 1-5 to date. Chapter 6 is attached for your review and covers Planned Unit Developments (PUDs), Condominium Subdivisions, and Mobile Home/RV Parks.

Draft Amendments

New Title 13 Subdivisions:

Chapter 8: General Requirements (Subdivision Design)

(This chapter contains existing sections as noted, a redline and clean version have been provided)

13-8-010: General Standards (existing code 10-7-3)

Section defines some general standards for all subdivisions, has been updated for some language.

13-8-020: Subdivision Layout

This section talks about conformance to the general plan, preservation of natural features, and connections to existing street systems.

13-8-030: Lots

This section defines the standards for individual lots with the following:

- *Lots that are impractical due to shape, slope, or other physical issues not permitted*
- *Lots cannot be divided by a city or county boundary*
- *Wedge shaped lots must have minimum frontage and width of the zone*

- *Side lot lines perpendicular to street*
- *Lots must have frontage on a public or private street*
- *Double frontage lots prohibited*
- *Corner lots must have building area of same quality as interior lots*
- *Must meet lot size for zone*
- *Slopes over 30% prohibited on lots less than 12,000 sq. ft. and prohibited inside the designated building envelope*
- *Minimum building envelope 5,000 sq. ft.*
- *Remnant parcels prohibited*
- *How to assign lot numbers*

13-8-040: Flag Lots

This is existing language in the code that needs to be discussed for update. My proposals are this:

- *Flag lots could be a strategy to address some affordable housing or missing middle housing*
- *No commercial flag lots*
- *Why do we prohibit resubdivision of lots? We have some old subdivisions in the Val Verda area that are ½ acre lots in ¼ acre zone that are underutilized. We have had inquiry about creating a couple of flag lots in the area.*
- *Current standard for 2 flag lots that are adjacent to one another is for the staff portions to be a total of 50 feet in width. This seems excessive and unnecessary. Allowing for an overall width of 30 feet and a shared drive of 20 feet would be less impactful on the neighborhood and easier to maintain the landscaping.*
- *Limits the driveway slope to 10% for fire access.*

13-8-050: Blocks

- *Reduction of the minimum and maximum block length*
- *Require a midblock walkways (between lots to cut through to another street), we should discuss if this is something we want to continue.*
- *Width of block adjusted to allow 2 tiers of lots in a size that meet the zoning requirements.*

13-8-060: Streets

This is existing language with updates from code section 10-7-7-K-4

- *Updated minimum pavement widths, the city engineer will review what widths are required to allow parking on street*
- *Private streets in single family neighborhoods meet the same width requirements for standard developments. The PC should discuss the pros and cons of this policy based upon our experience.*
- *Locations where dead end streets are allowed*
- *Streets with access for 30 or more lots require 2 separate means of egress (fire code)*
- *Provision for a process to deviate from the design standard for cul-de-sac length*
- *Street names not duplicate or be similar to existing street names*
- *No use of a coordinate in a street name ex: "North County Drive"*
- *Street grades reduced to a maximum of 10% per fire district request*
- *Allow private streets and alleys to provide only one side with sidewalk*
- *Midblock cross walks (across road) where midblock pedestrian ways are required between lots*
- *Ability to require a traffic study if the proposed development may create an issue*
- *Defines when private streets are allowed*

13-8-070: Landscaping

- *City Engineer may require landscaping of cuts and fills*
- *Subdivision design to preserve onsite vegetation/trees*
- *Landscaping to meet the requirements of sensitive lands ordinance and recommendations in the Geotech study*
- *Landscaping in conformance with Water Efficient Landscape ordinance*
- *Landscaping on Highway 89*
 - *Conform to town center master plan or any future adopted urban design standards*
 - *Fencing along highway decorative metal only, with decorative or masonry pillars*
 - *Pedestrian access shall be provided though fence at intervals no greater than every 150 feet*
- *Landscaping on Redwood Road (current regulation)*
 - *Update to not require a wall, but allow it with buffering vegetation*
 - *Allow decorative metal fencing instead*
 - *Pedestrian access shall be provided though fence/wall at intervals no greater than every 150 feet*

13-8-080: Utilities and Easements

Existing language from 10-7-7-K-14 and updated

- *Change utility easements required 7.5 feet to 8 feet and 16 feet collectively*
- *Front yard utility easements from 7 feet to 10 feet*
- *City Engineer may require increased easement size*
- *Code requires utilities to be underground, but allows exception, added the process for deviation from standard here*

13-8-090: Watercourses

This is a new section and requires dedication of right of way for storm drainage in natural water channels, drainage or floodplains.

13-8-100: Dedication of Streets and Trail

This is from existing code 10-7-7-F and it may be moved to a different chapter

13-8-110: Restrictions for Solar and Other Energy Devices

This is from existing code 10-7-7-J and may be relocated, the PC should review the intent of this language.

Attachments

- 1) Draft Title 13, Chapter 8 Redline Version
- 2) Draft Title 13, Chapter 8 Clean Version

TITLE 13 SUBDIVISION REGULATIONS

(REDLINE 10.16.2023)

13-8: GENERAL REQUIREMENTS (SUBDIVISION DESIGN)

13-8-010: GENERAL STANDARDS

13-8-020: SUBDIVISION LAYOUT:

13-8-030: LOTS:

13-8-040: FLAG LOTS:

13-8-050: BLOCKS:

13-8-060: STREETS:

13-8-070: LANDSCAPING:

13-8-080: UTILITIES AND EASEMENTS:

13-8-090: WATERCOURSES:

13-8-100: WARRANTY PERIOD:

13-8-140: DEDICATIONS OF STREETS AND TRAILS

13-8-1210: RESTRICTIONS FOR SOLAR AND OTHER ENERGY DEVICES:

13-8-010 10-7-3: GENERAL STANDARDS FOR CONDITIONAL USE DEVELOPMENTS: (existing code 10-7-3)

When applicable, the following general standards shall apply to all conditional use developments subdivisions within the city, unless specifically modified as provided in this title. waived for good and sufficient reasons by the planning commission. This section is not intended to apply to single family dwellings unless contained within a multiple home planned unit development (PUD).

- A. Ownership: The development shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property or their representative.
- B. Landscaping, Fencing And Screening: Landscaping, fencing and screening within the site and as a means of integrating the proposed development into its surroundings shall be planned and presented to the planning commission Administrative Land Use Authority for approval, together with other required plans for the development.
- C. Signs And Lighting: The size, location, design and nature of signs, if any, and the intensity and direction of area lighting or floodlighting shall be detailed in the application.
- D. Grading And Drainage Plan: A grading and drainage plan shall be submitted ~~to the planning commission~~ with the application.
- E. Planting Plan: A planting plan showing the proposed tree, shrubbery and lawn plantings shall be prepared for those portions of the development proposed as common area, limited common area, open space, recreational amenities, or public dedications. the entire site to be developed, including especially the yards which abut upon public streets.
- F. Nondetrimental Use: It shall be shown that under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety or general welfare of persons residing in the vicinity of the conditional use development.
- G. Water And Sewer Systems: All buildings used for human occupancy when completed shall be served by a central water system and central sewage disposal system which have been approved by the ~~building official~~ City Engineer and South Davis Sewer District and which are in compliance with

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applicable local and state law. A letter of approval by the South Davis Water District shall required for all subdivisions located within their service boundaries.

~~H. Bond Required: In order to ensure that the development will be constructed to completion in accordance with approved plans, the planning commission shall require the developer to post a bond or mortgage, or other valuable assurance, acceptable to the city council in an amount equal to the estimated cost, plus ten percent (10%), of constructing all required landscaping, road improvements, pedestrianways, bike paths, curbs and gutters, hard surfacing, culinary water and sewer lines, as shown on the final site plan. Estimates of cost shall be furnished by the city engineer. Final determination of the amount of the bond or other assurance shall be made by the city council.~~

Commented [SP1]: Moved to chapter 5

~~1. The duration of the bond or other assurance shall be for one or more years from the date of approval of the development by the city council. An extension of time for completion may be granted by the city council upon application by the developer, provided such application is submitted at least sixty (60) days prior to the expiration of the bond or other assurance, and provided the issuer of the bond is willing to extend the time of the assurance. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)~~

~~2. In the event the developer defaults or fails or neglects to satisfactorily install the required improvements within one year from the date of approval of the development by the city council or to pay all liens in connection therewith, the city council may declare the bond or other assurance forfeited and the city may install or cause the required improvements to be installed using the proceeds from the collection of the bond or other assurance to defray the expense thereof. After required improvements have been made, any balance after expenses shall be returned to the developer at the end of the assurance period. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)~~

~~3. The developer shall be responsible for the quality of all materials and workmanship. At the completion of the work, or not less than ten (10) days prior to the release date of the bond or other assurance, the city engineer shall make a preliminary inspection of the improvements made and submit a report to the city council setting forth the conditions of such facilities. If all liens are paid and other conditions thereof are found to be satisfactory, the city council shall release the bond or other assurance. If the condition of material or workmanship shows unusual depreciation or does not comply with the acceptable standards of durability, or if any outstanding liens are not paid, the city council may declare the developer in default.~~

H. ~~I.~~ Design Of Development: In the event that the land contained within a development is traversed by a proposed major street, water line, sewer line or drainage channel shown on the general plan, or any other official ~~city~~City map, said development shall be designed in accordance therewith. The right of way across the development for said major streets, or other right of way, shall be dedicated to the public.

Commented [SP2]: Should this be as shown on the adopted Capital Facilities Plan/Map? Not sure of the correct verbiage here.

I. ~~J.~~ Environment Of Residential Areas: Grouping and spacing of buildings and dwellings in residential areas shall provide for a restful and uncrowded environment. Landscaped areas shall be encouraged as the dominant features of the development. Areas not covered by buildings or by off street parking space or driveways shall generally be planted into natural vegetation, lawn, trees and shrubs, and otherwise landscaped and maintained in accordance with good landscape practice as approved on the final plan. Landscaping shall be installed in accordance with Title 10, Chapter 22, Water Efficient Landscape Standards, including permanent automatic irrigation systems shall be

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- 85 ~~installed when required by the planning commission~~ Planning Commission to provide for
86 maintenance of planted areas.
- 87 J. ~~K-~~Conformance To Standards: Details of plans, plats and documents to be submitted showing the
88 size of water lines, sewer lines and other domestic sewage disposal facilities, garbage and trash
89 disposal, the quality of material and improvements, protection from adverse influences, lighting,
90 landscaping, off street parking, grading and other details of design and construction shall conform to
91 ~~the North Salt Lake Standards and Specifications manuals standards as set forth in such resolutions~~
92 ~~pertaining to such standards as may be as~~ adopted by the City Council ~~planning commission~~.
- 93 K. ~~L-~~Ordinance Standards: The development shall meet all standards and requirements of this title and
94 all requirements of applicable ordinances.
- 95 L. ~~M-~~Character ~~Of of~~ Development: The development shall be in keeping with the general character of
96 the district within which it is to be located.
- 97 M. ~~N-~~Plan Preparation: ~~Depending upon the complexity of the project, the planning commission may~~
98 ~~require that p~~Plans for the development shall be prepared by a qualified professional team. ~~In all~~
99 ~~cases, it is recommended that professional design and other assistance be obtained early in the~~
100 ~~program. It is the intent of the city~~ City ~~that the developer solve his problems before approval is~~
101 ~~given and construction begins.~~
- 102 N. ~~O-~~Storm Drainage Facilities: Storm drainage facilities shall be so constructed as to protect residents
103 of the development as well as adjacent property owners. ~~Such facilities shall be of sufficient capacity~~
104 ~~to ensure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to~~
105 ~~the development.~~ (Ord. 93-5, 7-6-1993, eff. 7-15-1993)
- 106 ~~O-~~ P-Inspections: All structures required by this title to have building permits and all uses required to
107 have use permits shall be inspected by the ~~b~~ Building ~~e~~ Official in accordance with procedures
108 established by the ~~i~~ International ~~b~~ Building ~~e~~ Code, as adopted by the city City, and this title; ~~provided,~~
109 ~~however, that no building permits for such structures or use permits shall be issued until the~~
110 ~~planning commission, or the zoning administrator if authorized by the planning commission and city~~
111 ~~council, has issued a conditional use permit for the building site or use, or has determined that a~~
112 ~~conditional use permit is not required by this title.~~ (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012
113 Code)

114 **(10-7-7-K) Subsection 1 & 2**

115 ~~K- Design Standards:~~

116 ~~1- Compliance Required: All developments shall comply with the following standards unless a variance~~
117 ~~from one or more provisions of this section is approved by the city council in accordance with the~~
118 ~~variance procedure of this title.~~

119 ~~2- General Standards:~~

120 ~~P. a-~~ The design of a development shall preserve insofar as possible the natural terrain, natural
121 drainage, existing topsoil and trees.

122 ~~Q. b-~~ Land subject to hazardous conditions, such as slides, mudflow, rockfalls, snow avalanches,
123 possible mine subsidence, shallow water table, open quarries, floods, and polluted or nonpotable
124 water supplies, shall be identified and shall not be developed until the hazards have been ~~eliminated~~
125 mitigated or will be ~~eliminated~~ mitigated by the development and construction plans.

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22. ~~Permit Required: A conditional use permit shall be required prior to the construction of any development. Final plan approval shall constitute such conditional use permit for any development. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)~~

13-8-020: SUBDIVISION LAYOUT: (new language)

A. Conformance To General Plan: Where a proposed subdivision includes property identified within the City General Plan or other Master Planning documents to include specific essential infrastructure improvements, such as trails, active transportation improvements, or right of way improvements; the developer shall provide a lot layout which accommodates the improvement.

B. Preservation Of Features: Where trees, groves, waterways, scenic points, historic spots or other City assets and landmarks, as determined by the City, are located within a proposed subdivision, every reasonable means shall be provided to preserve these features.

C. Adjoining Existing Street: Whenever a tract to be subdivided adjoins or contains any part of an existing or proposed street so designated on the street plan, such part of the public way shall be platted, dedicated and improved by the developer in the location and at the width specified.

13-8-030: LOTS:

~~A. General Requirements: All subdivisions shall result in the creation of lots which are developable and capable of being built upon. A subdivision shall not create lots, and no building permit shall be issued for any lots which would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, problems of sewerage or driveway grades, or other physical conditions.~~

~~B. Lots: (from section 10-7-7-K-3)~~

~~1. a. No single lot shall be divided by a municipal or county boundary line.~~

~~2. b. A lot shall not be divided by a road, alley or other lot.~~

~~3. c. No wedge shaped lot shall be have less than thirty feet (30') in width at the front property line, or the required width for lot frontage required in the zoning district, whichever is larger.~~

~~4. d. Side lot lines shall be at right angles to the street which the lot fronts or approximately radial to center of street curves or cul-de-sac on which the lot faces street lines, except where justified by the developer and approved by the planning commission. The planning commission Administrative Land Use Authority may allow exceptions to this requirement where considerations are warranted for solar orientation or topography.~~

~~5. e. All residential lots in developments lots created by the subdivision shall front on a public street, or on an approved private street, which is improved to the standards hereinafter required, and shall have frontage equal to the minimum frontage requirement for the zone, unless modified as part of a planned unit development, approved by the planning commission and the city council. Required frontage shall not be considered to be provided if vehicular access across the street line is prohibited. Double frontage lots are prohibited unless approved by the planning commission.~~

~~6. Double Frontage: Lots having double frontage shall not be approved except where necessitated by topographic or other unusual conditions. The Administrative Land Use Authority may require that vehicular access be restricted for portions of double fronted lots, where access would be deemed difficult due to topography or pose a traffic hazard.~~

~~7. Corner lots shall be so designed as to provide for the same quality and size of building area as interior lots by such enlargement as necessary increasing the minimum width by ten feet (10') to accommodate the increased required side street setbacks and yards.~~

Commented [SP3]: 10-1-47 Definitions

Lot, Restricted:

A lot having an average slope of fifteen percent (15%) or more; a lot dimension is less than seventy feet by one hundred feet (70' x 100'), or the minimum size of a lot permitted in the zoning district where located, with an average slope of less than fifteen percent (15%); or a lot which has vehicular ingress to the main building or structure which, upon completion of construction on the site, has a slope of fifteen percent (15%) or greater, or a lot subject to geologic hazards.

Lot, Unrestricted:

A lot having an average slope of less than fifteen percent (15%) and containing a buildable area of at least five thousand (5,000) square feet; or, the minimum size of a lot permitted in the zoning district in which it is located, with an average slope of less than fifteen percent (15%).

These definitions need to be amended as well. Karyn please advise.

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- 170 ~~8. g-13~~-Lot Size Standards: All lots shall conform to area requirements of any existing zoning
171 regulations. ~~Where no zoning regulations are in effect, density standards or minimum lot size~~
172 ~~requirements may be specified by the planning commission.~~
- 173 9. Slope of Lots: All residential lots shall have an average slope of less than 30%. Slopes which are
174 30% and greater shall be excluded from the building envelope designated on the plat. All
175 approved lots ~~12,000 sq. ft.~~ and smaller shall have no area of slope greater than 30%.
- 176 ~~2.~~
- 177 ~~All residential lots shall have an average slope of less than 30%. All approved lots ~~1,000 sq. ft.~~ shall~~
178 ~~than 30%.~~
- 179 10. For lots 12,000 sq. ft. and larger, the buildable area or the building envelope as designated on
180 the plat shall be at least five thousand (5,000) square feet in size with no single dimension of
181 less than fifty feet (50') and shall exclude required setbacks and easements.
- 182 11. ~~Remnants parcels of property shall not be left which do not conform to lot requirements or~~
183 are not required or suitable for common open space, private utility or public purpose.
- 184 12. Lot numbers shall begin with the number "1" and shall continue consecutively through the
185 subdivision, with no omissions or duplications. No block designations shall be used. When a
186 subdivision is developed in phases, the phase number shall precede each lot number. For
187 example, phase 2 would be numbered 201, 202, 203, etc.

188 **13-8-04010-7-8: FLAG LOTS³: (existing code section 10-7-8)**

189 In older areas of the cityCity, certain residential properties have evolved over time with irregular shapes
190 and sizes, some with deep rear lots. As the cityCity continues to see these lots subdivided, there may
191 exist a need to develop these deeper lots. Flag lots are one alternative to such development. However,
192 many problems can result from the misuse of flag lots, including increased points of traffic access on
193 busy or narrow streets, large paved areas created to access rear units, a mass of new units incompatible
194 with an existing neighborhood, and the compromising of adequate and safe fire protection to rear
195 dwelling units. These problems threaten the character and stability of existing neighborhoods. For these
196 reasons, the following restrictions and prohibitions are established to better control increasing
197 residential density in predominantly single-family neighborhoods through the use of flag lots:

- 198 A. Circumstances Permitting: The cityCity discourages and restricts the creation of flag lots. A flag lot
199 should be permitted only under certain limited circumstances. Flag lots are prohibited except:
- 200 1. Where necessary to reduce access onto major streets and thoroughfares;
 - 201 2. To reasonably utilize irregularly shaped land;
 - 202 3. To reasonably utilize land with severe topography;
 - 203 4. To provide for the protection of significant natural or environmentally sensitive areas; or
 - 204 5. To allow a property owner reasonable use and benefit of a parcel of land not otherwise
 - 205 developable. (insert to meet the city's affordable housing goal?)
- 206 B. Prohibited Flag Lots: Flag lots are expressly prohibited where:
- 207 1. The creation of the flag lot will increase the number of access points onto a major thoroughfare;
 - 208 2. The density created by the flag lot would exceed the average existing density in the immediately
209 adjacent developed residential area;
 - 210 ~~2-3.~~ Flag lots for non-residential use; or
 - 211 4. The proposed flag lot would resubdivide an existing lot or lots in a recorded subdivision plat.

212 ~~3-C.~~

Commented [SP4]: You have to have at minimum a 12,000 sq. ft. lot to have a 5,000 sq. ft. buildable area with the required setbacks (F&R 25' & sides total 20")

Commented [SP5R4]: Please see current definition of restricted and unrestricted lots above. For discussion.

Commented [SP6]: You have to have at minimum a 12,000 sq. ft. lot to have a 5,000 sq. ft. buildable area with the required setbacks (F&R 25' & sides total 20")

Commented [SP7R6]: Please see current definition of restricted and unrestricted lots above. For discussion.

Commented [SP8]: Is this something we really care about? Being able to create a flag lot in an already subdivided property may be a tool to address affordable housing on lots that were created a long time ago (Val Verda area) that have 1/2 lots in a 1/4 acre zone.

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213 ~~Conditional Use: Flag lots are conditional uses and must receive planning commission approval~~
214 ~~prior to being taken through a subdivision review and approval process.~~ The applicant proposing a
215 flag lot must have demonstrated ~~to the planning commission~~ that because of topographical features
216 and/or unique situations as set forth in subsection A of this section, creation of a flag lot should be
217 allowed.

218 G.D. Design Requirements For Flag Lot:

- 219 1. A flag or L-shaped lot shall be comprised of a staff portion contiguous with the flag portion
220 thereof.
- 221 2. The staff portion of said lot shall front on and be contiguous to a dedicated public street. The
222 minimum width of the staff portion of each flag lot shall be thirty feet (30'). ~~Two (2) staffs may~~
223 ~~be placed side by side and be a minimum width of twenty five feet (25') each.~~ The staff shall not
224 be longer than one hundred fifty feet (150').
- 225 3. The flag portion of the lot shall meet the minimum lot size requirement for the zone in which it
226 is located. The staff portion shall not count as part of the land area needed to meet the lot area
227 requirement.
- 228 4. Flag lots must be similar in shape of the buildable area (i.e., rectangular or pie shaped if on a cul-
229 de-sac) to the majority of the lots in the immediately adjacent developed residential area.
- 230 5. The front side of the flag portion of the lot shall be deemed to be that side nearest to the
231 dedicated public street upon which the staff portion fronts. The staff portion shall be deemed to
232 end and the flag portion shall be deemed to begin at the extension of the front lot line.
- 233 6. Flag lot units located away from the street shall maintain a presence to the street, be oriented
234 to the street, and be visible from the street. A larger building for the flag lot unit in relation to a
235 unit in front of the flag lot unit is not acceptable as a means to meet the street presence
236 requirement.
- 237 7. All minimum required setbacks for the zone in which the flag lot is located shall apply ~~and all~~
238 ~~front setback distances shall be measured from the flag portion of the lot and not from the~~
239 ~~street.~~ Orientation, setbacks and private yards shall conform to the following criteria:
 - 240 a. All units shall orient to the street;
 - 241 b. Each unit shall have both a "front" and "rear" yard on opposite sides of the unit; and (Ord.
242 07-12, 6-5-2007)
 - 243 c. To protect the privacy of yard areas on neighboring properties, large windows and decks on
244 the second floor shall not orient to adjacent, surrounding properties. (Ord. 07-12, 6-5-2007;
245 amd. 2012 Code)
- 246 8. An access driveway with a minimum width of twenty feet (20') shall be provided with
247 landscaping on each side. The access driveway shall be asphalt or concrete with adequate
248 drainage and shall be properly maintained on a continuous basis. Where two (2) flag lots are
249 adjacent to each other, a common driveway for both units is ~~required. encouraged; multiple~~
250 ~~driveways are discouraged.~~
- 251 9. Fire protection for flag lot units. Each proposal to construct a dwelling unit on a flag lot more
252 than one hundred fifty feet (150') from a public street must first be reviewed and approved by
253 the fire marshal and all other criteria listed below prior to receiving a building permit. No
254 primary residential structure may be located on a flag lot more than five hundred feet (500')
255 from a public street. All measurements shall be taken from the edge of the public right of way

Commented [SP9]: I think this is excessive, if you are going to have a 50' shared easement width and then build a 20' shared driveway width, that leaves 30' that is difficult to maintain nor an efficient use of water for landscaping. I would recommend that the 2 staffs should be 15' wide with a shared driveway width minimum of 20' paved surface.

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256 along the centerline of the driveway or private access driveway to the nearest point of the
257 primary structure. All of the following must be met before a building permit may be approved:

258 a. An access road or driveway shall be provided which meets the following standards:

259 (1) An asphalt or concrete surface capable of supporting the imposed load of fire apparatus
260 shall be provided and extended to within one hundred fifty feet (150') of all portions of
261 the exterior walls of the first story of any building. If constructed of asphalt, the access
262 road or driveway shall be a minimum of two and one-half inches (2¹/₂") of asphalt over a
263 minimum of six inches (6") of compacted road base. If constructed of concrete, the
264 access road or driveway shall have a minimum of five inches (5") of concrete over a
265 compacted road base. The access road or driveway shall be maintained by the property
266 owner or possessor of the premises in good condition and repair and with adequate
267 snow removal so as to provide free and uninhibited access by emergency service
268 vehicles.

270 (2) The access road or driveway shall be a minimum of twenty feet (20') wide. Where such
271 roadway is adjacent to required fire hydrants, the width shall be a minimum of twenty
272 six feet (26') within twenty feet (20') in either direction from the hydrant. Such required
273 widths shall be unobstructed, including parking of vehicles, and shall have a minimum
274 vertical clearance of thirteen and one-half feet (13¹/₂'). Approval of driveways in excess
275 of ten percent (10%) grade will be required to present an alternative means and method
276 of fire protection to be reviewed and approved by the Fire Marshal. The maximum
277 grade for any access road or driveway shall be fifteen percent (15%) at any point
measured along the centerline of the access road or driveway.

278 (3) A turnaround approved by the fire marshal shall be provided at the end of the access
279 road or driveway.

280 (4) Each access road or driveway shall be identified and marked by the property owner to
281 the satisfaction and approval of the fire marshal. Signs shall be posted near the
282 entrances of access roadways and driveways. Signs shall be a minimum of twelve inches
283 by eighteen inches (12" x 18") in two and one-half inch (2¹/₂") block lettering with one-
284 half inch (1/2") stroke on a contrasting background. Signs shall read "No Parking - Fire
285 Department Access Road".

286 b. Fire Hydrants:

287 (1) A fire hydrant shall be installed by the ~~city~~City at the expense of the property owner and
288 shall be connected by a six inch (6") water line from the water main. The hydrant shall
289 be located to the satisfaction and approval of the fire marshal. Fire hydrants shall be
290 located on all required access roads or driveways and shall be located within five feet
291 (5') of the required access road or driveway.

292 (2) If, in the opinion of the fire marshal, fire hydrants are vulnerable to vehicular damage,
293 appropriate crash posts shall be required. No obstruction shall exist within a three foot
294 (3') working area of each fire hydrant. Required crash posts shall be four inch (4")
295 concrete filled pipe, having a minimum of three feet (3') in height above grade, with two
296 feet (2') of pipe below grade set in concrete. Hydrant shutoff valves shall be located no
297 closer than five feet (5') from the hydrant and no further than twenty feet (20').

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- 298 (3) The fire hydrant, water line and access road or driveway shall be located within a public
299 utility easement of at least twenty feet (20') in width such that emergency and utility
300 service vehicles and personnel have unimpeded access to the improvements.
301 c. All dwelling structures shall have installed at the time of construction, and keep
302 continuously maintained, a pressurized interior fire protection sprinkling system that
303 complies with the minimum standards of the international fire code and is approved by the
304 fire marshal.
305 ~~h.~~d. All of the required improvements shall be installed at the property owner's expense. (Ord.
306 07-12, 6-5-2007)

307 ~~Footnotes~~ Click any footnote link to go back to its reference.

308 ~~Footnote 1:~~ See section 10-7-8 of this chapter.

309 ~~Footnote 2:~~ See also subsection 10-7-1B1f of this chapter.

310 **13-8-050: BLOCKS:** (from section 10-7-7-K-11; and new language)

- 311 A. ~~11~~Block ~~Standards~~Length: Block lengths shall be reasonable as approved by the ~~planning~~
312 ~~commission~~ Administrative Land Use Authority, with the advise of the applicable development
313 review staff and in total design shall provide for convenient access and circulation for emergency
314 vehicles. ~~Generally~~ ~~b~~Blocks shall be a minimum of ~~four~~ ~~three~~ hundred feet (4300') with maximum
315 length of ~~one thousand seven hundred feet (1,000700')~~.
316 B. Midblock Pedestrian Access: Where blocks exceed six hundred feet (600') in length, a dedicated
317 walkway through the block at approximately the center of the block is required where feasible. Such
318 walkways shall have an pedestrian easement not less than sixteen feet (16') in width. Walk
319 improvements (paving or concrete) of not less than eight feet (8') in width shall be placed within the
320 easement.
321 C. Width; Variation: The width of each block shall be sufficient for an ultimate layout of two (2) tiers of
322 lots therein of a size required by the provisions of this title, unless the general layout of the vicinity,
323 lines of ownership, topographical conditions or locations of arterial streets or freeways justify or
324 make necessary a variation from this requirement.

325 **13-8-060: STREETS:** (existing code section 10-7-7-K-4)

326 A. ~~4~~-Street Requirements:

- 327 1. ~~a~~-The street layout shall conform to the general plan of the ~~city~~City.
328 2. ~~b~~-Minor streets shall be laid out to discharge through traffic.
329 3. ~~c~~-Stub streets shall be provided where needed to connect to adjacent undeveloped land, and
330 new streets must be provided where needed to connect to existing stub streets in adjacent
331 developments. Not more than six (6) lots shall front on a stub street, except where a temporary
332 cul-de-sac turnaround is provided.
333 4. ~~d~~-Intersections of minor streets with major collector streets shall be kept to the minimum.
334 5. ~~e~~-Minimum right of way widths and pavement widths for public and private streets shall be
335 determined by the City Standards and Specification ~~Manual as adopted resolution of by~~ the
336 ~~city council~~City Council for various categories of streets, but shall in no case be less than the
337 following:
338

Commented [SP10]: Is this something that we want to require anymore? These areas can be problematic for crime, vandalism, and maintenance. There are good examples, for instance in Foxboro where there is HOA maintenance, and bad examples like the catwalk to Hwy 89.

Commented [SP11R10]: This requirement was discussed previously by the Planning Commission when Council Member VanLangeveld was on the PC.

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Street Category	Minimum ROW	Width to back of curb Minimum Pavement Width
Minor arterial	80 feet	62-58 feet
Major collector street	66 feet	48-44 feet
Minor collector street	60 feet	42-38 feet
Local (minor) street	50 feet	32 feet

339
340 6. Minimum right of way and pavement widths for private streets within single family
341 developments shall be the same as for public streets of the same use category. Minimum right
342 of way and pavement widths for townhome or other multi-family development may be reduced
343 in accordance with the standards outlined in Section 13-6-010(H)(3) for Planned Unit
344 Developments. ~~unless a different width is approved in a planned unit development. The~~
345 ~~appropriate use category for a private street shall be determined by the planning commission~~
346 ~~before a building or use permit is approved along such private street.~~

347 ~~g. Public street shall have roadway widths from, back of curb to back of curb, as adopted by resolution~~
348 ~~of the city council, but shall in no case be less than the following:~~

Minor arterial	62 feet
Major collector street	48 feet
Minor collector street	42 feet
Local (minor) street or frontage road	32 feet

349 ~~h. Minimum roadway widths for private streets shall be the same as for public streets of~~
350 ~~the same use category, unless a different width is approved in a planned unit~~
351 ~~development.~~

352 ~~7. i-~~ Where no curbs are required to be installed, a minimum of six foot (6') shoulders shall be
353 provided on each side of the street, not to exceed a two to one (2:1) slope.

354 ~~1-8, 16-~~ Alleys: The ~~planning commission~~ Land Use Authority may approve service access to the
355 interior of blocks where deemed to be in the public interest, in which case such alleys must be
356 indicated in the preliminary design plans and on the final plat. (Ord. 93-5, 7-6-1993, eff. 7-15-
357 1993)

358 ~~9. j-~~ No half streets are permitted ~~unless approved by the planning commission and city~~
359 ~~council.~~

360 ~~10. k-~~ Dead end streets, including stub streets, shall be permitted ~~or required by the planning~~
361 ~~commission~~ Planning Commission only to provide future access to adjoining property, except for
362 dead end street systems in cluster developments, such as in planned unit developments and,
363 condominium developments, or ~~similar special projects~~ when necessary due to topography,
364 other natural environmental feature, or geologic hazard. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

365 ~~11.~~ Streets which provide frontage and access for thirty (30) or more lots or dwelling units are
366 required to have a minimum of two (2) separate means of egress.

Commented [SP12]: Is there any circumstance that we would want to allow a reduced street width in a single family development type? Examples: The Views; Wellington Place; Stone Haven. Many of these developments have contributed to on street parking problems on neighboring public streets, HOA maintenance problems, lack of snow removal area (sidewalk adjacent to curb), decreased pedestrian safety, etc.

Reasons for a private street in a single family development are: exceptions to road slope/grade; estate lot sizes create huge frontages and unduly burden the city with regard to maintenance; development desired exclusiveness/gated community; allowance for sidewalk on only one side due to size of lots; geologic hazards;

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- 367 12. ~~f.~~ The following standards apply to all temporary and permanent cul-de-sacs:
- 368 a. ~~(1)~~ Cul-de-sacs shall be terminated by a turnaround of not less than one hundred feet (100')
- 369 in right of way diameter, and the face of curb or pavement edge radius shall be thirty eight
- 370 and one-half feet (38^{1/2}') or more.
- 371 b. ~~(2)~~ Temporary cul-de-sacs shall be paved with a minimum of two inches (2") of asphalt or
- 372 other binder pavement.
- 373 c. ~~(3)~~ Permanent cul-de-sacs shall be paved with a minimum of three inches (3") of asphaltic or
- 374 portland cement or other binder pavement.
- 375 d. ~~(4)~~ Downhill cul-de-sacs are strongly discouraged and may only be allowed if it can be
- 376 demonstrated that surface drainage and street grade will be controlled in a manner
- 377 acceptable by the ~~city~~City Engineer. A surface overflow drainage outlet will be designed to
- 378 protect adjacent properties in the event the curb face inlet(s) become obstructed or
- 379 clogged.
- 380 e. ~~(5)~~ Cul-de-sac length shall be measured from the centerline of an intersecting street,
- 381 excluding other cul-de-sacs, along the centerline of the cul-de-sac, to a point at the center of
- 382 the closed end of the cul-de-sac.
- 383 f. ~~(6)~~ Residential zoning districts:
- 384 (1) ~~(A)~~ A cul-de-sac shall not serve more than twenty (20) lots nor exceed six hundred feet
- 385 (600') in length.
- 386 (2) ~~(B)~~ The ~~planning commission~~Planning Commission may recommend a deviation from
- 387 design standards to the City ~~City~~ in the manner provided in Section 13-6-010(E) to
- 388 ~~the city council~~City Council, ~~and the city council~~City Council ~~may approve, to an~~ increase
- 389 to the maximum length of a cul-de-sac, up to one thousand feet (1,000') in total length,
- 390 when the following conditions exist:
- 391 (A) ~~(i)~~ Physical conditions exist which preclude the ability to establish any other
- 392 practical means of access. Such conditions may include: topography;
- 393 environmentally sensitive areas such as wetlands, ponds, streams, rivers, or lakes;
- 394 or manmade structures that cannot be altered, moved or relocated;
- 395 (B) ~~(ii)~~ Construction of a through street will result in undesired cuts and fills or will
- 396 damage natural terrain or drainage; or
- 397 (C) ~~(iii)~~ Buildings or existing developments block access to the site, which would result
- 398 in landlocked property or an inefficient development plan; and
- 399 (D) ~~(iv)~~ Such an exception has received a favorable recommendation from the South
- 400 Davis metro fire district and the ~~city~~City's development review committee.
- 401 (3) ~~(C)~~ Exceptions to cul-de-sac length may also be subject to the following as needed:
- 402 (A) ~~(i)~~ Possible modified construction standards such as pavement width and cul-de-sac
- 403 diameter, quantity of fire hydrants, placement of fire hydrants on alternating side of
- 404 street, looped water lines, emergency egress routes or plans, drainage, pedestrian
- 405 easements or other reasonable measures to ensure public safety.
- 406 g. ~~(7)~~ Nonresidential zoning districts:
- 407 (1) ~~(A)~~ A cul-de-sac shall not exceed six hundred feet (600') in length. Cul-de-sacs longer
- 408 than six hundred feet (600') may be recommended by the ~~planning commission~~Planning
- 409 Commission and approved by the ~~city council~~City Council if the development review
- 410 committee (DRC) makes a written finding that such a cul-de-sac would better preserve

Commented [SP13]: City Engineer please review

Commented [SP14]: We have the provision to deviate from design standards in a PUD development. Is there a need for standard subdivisions?

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the natural terrain and vegetation in the area or provide a superior street design or provide needed access to landlocked parcels.

~~(2) (B)~~ The ~~planning commission~~ Planning Commission may require public accessways from a cul-de-sac to provide safe circulation for pedestrians and bicyclists. (Ord. 2016-06, 5-17-2016)

~~13. m~~ No more than four (4) streets shall enter an intersection.

~~14. n~~ Streets shall intersect at ninety degrees (90°), except where otherwise approved as necessary by the ~~planning commission~~ Planning Commission ~~upon favorable recommendation of the City Engineer.~~

~~15. o~~ The centerlines of two (2) subordinate streets meeting a through street from opposite sides shall extend as a continuous line, or the centerlines shall be offset at least one hundred fifty feet (150'). (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

~~16. p~~ Protection strips are not allowed adjacent to or on public streets and rights of way. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

~~B. 5~~ Street Names: The following principles shall govern street names in a subdivision:

~~1.~~ Streets shall be numbered based on the adopted grid system wherever practical. Alphabetic names may be considered for streets of a meandering or diagonal nature or for other streets as specifically approved by the Planning Commission Land Use Authority. Streets may also be named but there shall be no duplication of street names within the area.

~~2.~~ All new street names must be ~~approved by the planning commission~~ and shall be given to reviewed with the county recorder and building official the development review committee staff for review and recommendation prior to the approval of street names by the planning commission to avoid duplication or near duplication to any streets in the City or area that may lead to confusion of response by public safety agencies.

~~3.~~ Each street which is a continuation of, or an approximate continuation of, any existing dedicated street shall be given the name of such existing street.

~~4.~~ The words "Street", "Avenue", "Boulevard", "Place", "Way", "Court", or other designation of any street shall be spelled out in full on the plat and shall be subject to approval by the Planning Commission. Any street name incorporating one of the terms used above shall conform to the established definition of that term. Any named street shall also have the proper numerical coordinate as approved by the City Engineer.

~~5.~~ Street names shall not be permitted that contain a cardinal direction, such as north, south, east, or west, for example "South Bay Drive".

~~6.~~ Street names which reflect the history or character of the City are strongly encouraged.

~~C. 6~~ Curvature And Alignment:

~~1. a~~ To ensure adequate sight distances, street roadway line connections shall be made by horizontal curves. The minimum centerline radii for minor streets shall be one hundred feet (100') and of all other streets shall be three hundred feet (300'). On collector streets, a minimum tangent of one hundred feet (100') shall be required between a curve and street intersection; a minimum tangent of one hundred feet (100') shall be required between reverse curves.

~~2. b~~ Vertical curves shall be used at all changes of grade exceeding one percent (1%) and shall be designed to provide minimum sight distances of two hundred feet (200') for minor streets and three hundred feet (300') for all other streets, except that vertical curves for major streets shall be as determined by the current specifications of the state department of transportation.

~~D7.~~ Frontage On Major Highways: Where a residential development abuts a major highway, frontage roads may be required.

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- 457 ~~D. 8-~~ Roadbed Construction Standards For Paved Roadways ~~For~~ (Public and Private Streets): Minimum
458 roadbed grading and paving for ~~minor, collector and major streets~~ all street types shall be
459 established ~~within the City sStandards and sSpecifications mManual approved by the city council~~ City
460 ~~Council. Reduction of such roadway grading and paving may be approved by the planning~~
461 ~~commission and city council for one-way streets, mountain developments or other justifiable design~~
462 ~~or topographical reasons.~~
- 463 ~~E. 9-~~ Street Grades: All street grades shall be designed as follows:
- 464 ~~1. a-~~ Major collector sStreets shall be limited to a maximum grade of ~~twelve-ten~~ percent (~~12~~10%).
- 465 ~~b. Minor collector streets shall be limited to a maximum grade of twelve ten percent (12~~10%).
- 466 ~~2. c-~~ Cul-de-sacs shall terminate with a grade not to exceed three percent (3%) for the last ten feet
467 (10') of traveled surface.
- 468 ~~d-~~ A street intersection shall have a vertical alignment such that the grade shall not exceed three
469 percent (3%) for a minimum distance of fifty feet (50') each way from the centerline of the
470 intersection.
- 471 ~~e-~~ Maximum grades shall be approved only when accompanied by changes to a lesser grade, and
472 where length of that portion of that road at maximum grade is less than six hundred feet (600').
- 473 ~~1-3. f-~~ All changes ~~that exceed one (1%) percent~~ in vertical alignment shall be made by vertical curves
474 with minimum length of fifty feet (50') for local (minor) streets and one hundred feet (100') for
475 collector streets.
- 476 ~~g-~~ Streets in mountainous terrain shall be designed at less than maximum allowable grade in
477 order that they can be safely negotiated and that snow can be removed during winter.
- 478 ~~F. 10-~~ Sidewalks, Curbs And Gutters: Sidewalks, curbs and gutters shall be provided on both sides of all
479 streets to be dedicated to the public, ~~unless approved otherwise by the planning commission and~~
480 ~~city council. Private streets and private alleys shall provide for sidewalk and park strip on only one~~
481 ~~side of the street. Private alleys with dual rear access garages shall not be required to provide~~
482 ~~sidewalks and park strips.~~ Sidewalks, curbs and gutters may be required by the ~~city council~~ City
483 ~~Council Engineer~~ on existing streets bordering the development.
- 484 ~~G. 12-~~ Pedestrian ~~Midblock Street~~ Crosswalks: Where blocks exceed one ~~thousand six hundred~~ feet
485 (~~1,0600~~) in length ~~and or where a dedicated walkway is required through the block, pedestrian~~
486 ~~rights a midblock street crosswalk s of way~~, of not less than ten feet (10') in width may be required
487 by the ~~planning commission~~ Land Use Authority, through blocks where needed for adequate
488 pedestrian circulation. Walk improvements (paving) of not less than five feet (5') in width shall be
489 placed within the rights of way, when required by the ~~planning commission.~~
- 490 ~~H. 1-~~ Study May Be Required: Where the potential impacts on the existing street systems are
491 considered to be great, or in the case of unique circumstances concerning access, topography or
492 street layout, a transportation planning/engineering study may be required.
- 493 ~~I. 1-~~ Private streets shall not be permitted unless the ~~Planning Commission~~ Land Use Authority finds
494 that the most logical development of the land requires that lots be created which are served by a
495 private street or other means of access, and makes such findings in writing with the reasons stated
496 therein. All private streets shall meet North Salt Lake development standards as it pertains to
497 standard street intersections, typical cul-de-sac and standard roadway sections. This includes, but is
498 not limited to, submittals, quality control, site preparation, grading, excavating, backfilling and
499 compaction, base course, asphalt/concrete, curbs, gutters, drive aprons and walks, slurry sealing,
500 restoration of existing improvements, storm drainage systems, boundary markers and survey

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501 monuments, geotextiles and concrete reinforcement. Land designated as public right of way shall be
502 separate and distinct from lots adjoining such right of way and shall not be included in the area of
503 such lots.

504 **13-8-070: LANDSCAPING:**

505 A. Special Treatment: Whenever, in the opinion of the ~~Planning Commission~~ City Engineer, the cuts and
506 fills in a hillside subdivision are of sufficient size or visibility to demand special treatment, the
507 developer shall be required to landscape such areas with suitable permanent plant materials and to
508 provide for their maintenance.

509 B. Preservation: The subdivision shall be so designed as to either preserve, or provide for, the greatest
510 amount of onsite vegetation.

511 C. Sensitive Lands Overlay Geologic Hazards Areas: Subdivisions in the sensitive lands overlay
512 zones subject to Title 10, Chapter 12, Sensitive Area District and Geologic Hazards shall comply with
513 all provisions of that section and with the recommendations set forth in an approved Geologic
514 Hazards Study with respect to landscaping and irrigation restrictions. ~~the City sensitive lands~~
515 ordinance. Restrictions on landscaping and irrigation methods shall be required to be noted on the
516 plat and within the development covenants recorded with the plat.

517 D. All landscaping shall be installed and maintained in accordance with Title 10, Chapter 22, Water
518 Efficient Landscape Standards.

519 E. Landscape Design Standards for Highway 89 and Town Center:

520 1. The landscape design shall conform to the Town Center Master Plan and any urban design
521 standards for the Town Center as adopted the City Council.

522 2. Fencing shall only be permitted to be constructed of decorative metal with masonry or other
523 decorative pillars spaced no greater than 10 feet on center.

524 3. Pedestrian access shall be provided to street at convenient locations for pedestrian travel in
525 both directions with a maximum separation distance of one hundred fifty (150') feet.

526 F. ~~23~~ Landscaping Design Standards For Redwood Road: (existing code 10-7-7-K-24)

527 1. ~~a~~ For development along the west side of Redwood Road, the following development standards
528 are adopted:

529 a. ~~(1)~~ The area behind the curb and gutter of Redwood Road shall include an area not less than
530 twenty four feet (24') wide containing improved and irrigated landscaping and an eight foot
531 (8') wide meandering asphalt multiuse trail. If any portion of the required twenty-four foot
532 (24') landscaped area is outside the dedicated right of way, a public trail easement and
533 street tree easement shall be dedicated to the ~~city~~ City upon the recorded plat

534 b. ~~(2)~~ Within the twenty-four foot (24") wide area trees shall be planted in accordance with the
535 requirements of Title 7 Chapter 9, Community Forestry.

536 c. ~~(3)~~ Residential developments along Redwood Road shall, in addition to complying with the
537 requirements of chapter 11 of this title, ~~may~~ include fencing or a solid wall, ~~not less than six~~
538 feet (6') in height, as a buffer along the entire length of frontage along Redwood Road. ~~The~~
539 following restrictions shall apply:

540 (1) ~~The~~ Any wall shall be constructed of masonry or other hard, permanent materials and
541 shall ~~generally~~ be a sight obscuring wall ~~or with~~ a combination of berms, rocks, ~~and~~
542 planted materials ~~and manmade materials that render the wall sight obscuring~~ to lessen
543 the visual impact of the wall. Any solid walls constructed pursuant to this subsection
544 shall also be treated with an antigraffiti treatment approved by the ~~city~~ City.

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(2) Fencing material shall be of decorative metal and shall include masonry or other decorative pillars.

(3) Pedestrian access shall be provided to the Redwood Road Trail at convenient locations for pedestrian travel in both north and south directions with a maximum separation distance of one hundred fifty (150') feet.

2. ~~b.~~ For developments along the east side of Redwood Road, the same development standards apply except that there shall be a five foot (5') wide concrete sidewalk provided in lieu of an eight foot (8') wide meandering asphalt multiuse trail. (Ord. 2012-04, 2-7-2012)

13-8-080: UTILITIES AND EASEMENTS: (10-7-7-K-14)

~~14. Easement Standards:~~

~~A. a.~~ Utility Easements shall follow rear and every other side lot lines whenever practical and shall have a minimum total width of fifteen-sixteen feet (15'-16') apportioned equally in abutting properties (7-58 feet each lot).

~~B. b.~~ Where front line-yard utility easements are required to be, a minimum of seven-ten feet (7'-10') shall be allocated as a utility easement. Perimeter easements shall be not less than seven-eight feet (7'-8') in width, extending throughout the peripheral area of the development, and will be larger if required by the planning commission.

~~C. c.~~ All easements shall be designed so as to provide efficient installation of utilities or street plantings. Special guying easements at corners may be required if any existing utilities are to be overhead. Public utility installations shall be so located as to permit multiple installations within the easements. The developer shall establish final utility grades prior to utility installations.

~~D. The Planning Commission~~ City Engineer may require additional easements, or increased width of easements, as necessary to provide for adequate utility service and/or drainage within the subdivision and to or from adjoining parcels when recommended by the City Engineer.

~~A.E. 15.~~ Utilities To Be Underground: Unless All utilities, including those existing overhead, shall be provided underground unless the planning commission/Planning Commission recommends a deviation from the design standards to the City Council in the manner provided in Section 13-6-010(E). and city council/The City Council shall review the determine, upon application by the developer, and the recommendation of the Planning Commission and city/City eEngineer, that it is not feasible to do so to determine if a deviation shall be granted, all power lines, telephone lines and other normally overhead utility lines shall be placed underground by the developer, including existing overhead utilities.

~~B.F.~~ Utility easement width may be reduced as approved by the Planning Commission for lots within Planned Unit Developments.

13-8-090: WATERCOURSES: (new language)

The developer shall dedicate a right of way for storm drainage conforming substantially to the lines of any natural watercourse or channel, stream, creek, irrigation ditch or floodplain that enters or traverses the subdivision, as determined by Davis County flood control and/or the City Engineer. The developer shall also dedicate acceptable rights of way for any pipe, conduit, channel, and retention or detention area as approved by the City Engineer for flood control.

~~13-8-100: WARRANTY PERIOD:~~

Commented [SP15]: We have the provision to deviate from design standards in a PUD development. Is there a need for standard subdivisions?

Commented [SP16]: Moved to 13-5-160

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~~The warranty period shall commence upon the date that all improvements required by the City to be installed within the subdivision have been completed to the satisfaction of the City and a final inspection thereof has been made approving the same. The warranty period shall commence at that date and shall continue for a period of one year thereafter. If any deficiencies are found by the City during the warranty period in materials or workmanship, the developer shall promptly resolve such defects or deficiencies and request the City Engineer to re-inspect the improvements. At the end of the one (1) year warranty period, the developer shall request the City Engineer to make a final warranty period inspection of all improvements. If the City Engineer verifies that the improvements are acceptable, the City Engineer shall release the balance of the security posted by the developer under the bond agreement.~~

~~13-8-100~~ DEDICATIONS OF STREETS AND TRAILS (existing code 10-7-7-F)

~~F. Dedication Of Streets And Trails:~~

~~A. 1-~~ Requirement: Maps and plats, when made, acknowledged, filed and recorded according to procedures specified in this section, operate as a dedication of all streets, trails and other public places, and vest the fee of those parcels of land in the ~~city~~City for the public for the uses named or intended in those maps or plats.

~~B. 2-~~ Nonliability For Unimproved Dedications: The dedication established by this section does not impose liability upon the ~~city~~City for streets, trails and other public places that are dedicated in this manner but unimproved.

~~13-8-1120J~~ RESTRICTIONS FOR SOLAR AND OTHER ENERGY DEVICES: (existing code 10-7-7-J)

~~A. 1-~~ Regulations May Be Adopted: The ~~city council~~City Council, in order to protect and ensure access to sunlight for solar energy devices, may adopt regulations governing legislative subdivision development plans that relate to the use of restrictive covenants of solar easements, height restrictions, side yard and setback requirements, street and building orientation and width requirements, height and location of vegetation in respect to property boundary lines, and other permissible forms of land use controls. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

~~A-B.~~

~~B. 2-~~ Refusal To Approve: The ~~city council~~Planning Commission may refuse to approve or renew any plat or subdivision plan, or dedication of any street or other ground, if the deed restrictions, covenants or similar binding agreements running with the land for the lots or parcels covered by the plat of subdivision prohibit or have the effect of prohibiting reasonably sited and designed solar collectors, or other energy devices based on renewable resources from being installed on buildings erected on lots or parcels covered by the plat or subdivision. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

Commented [SP17]: This may be in the wrong chapter???

Commented [SP18]: This may be in the wrong chapter, not really sure what they were trying to regulate when this was written in 1993.

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13-8: GENERAL REQUIREMENTS (SUBDIVISION DESIGN)

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- 13-8-010: GENERAL STANDARDS
- 13-8-020: SUBDIVISION LAYOUT:
- 13-8-030: LOTS:
- 13-8-040: FLAG LOTS:
- 13-8-050: BLOCKS:
- 13-8-060: STREETS:
- 13-8-070: LANDSCAPING:
- 13-8-080: UTILITIES AND EASEMENTS:
- 13-8-090: WATERCOURSES:
- 13-8-100: DEDICATIONS OF STREETS AND TRAILS
- 13-8-110: RESTRICTIONS FOR SOLAR AND OTHER ENERGY DEVICES:

13-8-010: GENERAL STANDARDS: (existing code 10-7-3)

- A. When applicable, the following general standards shall apply to all subdivisions unless specifically modified as provided in this title. Ownership: The development shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property or their representative.
- B. Landscaping, Fencing And Screening: Landscaping, fencing and screening within the site and as a means of integrating the proposed development into its surroundings shall be planned and presented to the Administrative Land Use Authority for approval, together with other required plans for the development.
- C. Signs And Lighting: The size, location, design and nature of signs, if any, and the intensity and direction of area lighting or floodlighting shall be detailed in the application.
- D. Grading And Drainage Plan: A grading and drainage plan shall be submitted with the application.
- E. Planting Plan: A planting plan showing the proposed tree, shrubbery and lawn plantings shall be prepared for those portions of the development proposed as common area, limited common area, open space, recreational amenities, or public dedications..
- F. Nondetrimental Use: It shall be shown that under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety or general welfare of persons residing in the vicinity of the conditional use development.
- G. Water And Sewer Systems: All buildings used for human occupancy when completed shall be served by a central water system and central sewage disposal system which have been approved by the City Engineer and South Davis Sewer District and which are in compliance with applicable local and state law. A letter of approval by the South Davis Water District shall required for all subdivisions located within their service boundaries.
- H. Design Of Development: In the event that the land contained within a development is traversed by a proposed major street, water line, sewer line or drainage channel shown on the general plan, or any other official City map, said development shall be designed in accordance therewith. The right of way across the development for said major streets, or other right of way, shall be dedicated to the public.

Commented [SP1]: Should this be as shown on the adopted Capital Facilities Plan/Map? Not sure of the correct verbiage here.

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- 44 I. Environment Of Residential Areas: Grouping and spacing of buildings and dwellings in residential
45 areas shall provide for a restful and uncrowded environment. Landscaped areas shall be encouraged
46 as the dominant features of the development. Areas not covered by buildings or by off street
47 parking space or driveways shall generally be planted into natural vegetation, lawn, trees and
48 shrubs, and otherwise landscaped and maintained in accordance with good landscape practice as
49 approved on the final plan. Landscaping shall be installed in accordance with Title 10, Chapter 22,
50 Water Efficient Landscape Standards, including permanent automatic irrigation systems to provide
51 for maintenance of planted areas.
- 52 J. Conformance To Standards: Details of plans, plats and documents to be submitted showing the size
53 of water lines, sewer lines and other domestic sewage disposal facilities, garbage and trash disposal,
54 the quality of material and improvements, protection from adverse influences, lighting, landscaping,
55 off street parking, grading and other details of design and construction shall conform to the North
56 Salt Lake Standards and Specifications manuals as adopted by the City Council.
- 57 K. Ordinance Standards: The development shall meet all standards and requirements of this title and
58 all requirements of applicable ordinances.
- 59 L. Character of Development: The development shall be in keeping with the general character of the
60 district within which it is to be located.
- 61 M. Plan Preparation: Plans for the development shall be prepared by a qualified professional team.
- 62 N. Storm Drainage Facilities: Storm drainage facilities shall be so constructed as to protect residents of
63 the development as well as adjacent property owners. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)
- 64 O. Inspections: All structures required by this title to have building permits and all uses required to
65 have use permits shall be inspected by the Building Official in accordance with procedures
66 established by the International Building Code, as adopted by the City, and this title. (Ord. 93-5, 7-6-
67 1993, eff. 7-15-1993; amd. 2012 Code)

68 **(10-7-7-K) Subsection 1 & 2**

- 69 P. The design of a development shall preserve insofar as possible the natural terrain, natural drainage,
70 existing topsoil and trees.
- 71 Q. Land subject to hazardous conditions, such as slides, mudflow, rockfalls, snow avalanches, possible
72 mine subsidence, shallow water table, open quarries, floods, and polluted or nonpotable water
73 supplies, shall be identified and shall not be developed until the hazards have been mitigated or will
74 be mitigated by the development and construction plans.

75 13-8-020: SUBDIVISION LAYOUT: **(new language)**

- 76 A. Conformance To General Plan: Where a proposed subdivision includes property identified within the
77 City General Plan or other Master Planning documents to include specific essential infrastructure
78 improvements, such as trails, active transportation improvements, or right of way improvements;
79 the developer shall provide a lot layout which accommodates the improvement.
- 80 B. Preservation Of Features: Where trees, groves, waterways, scenic points, historic spots or other City
81 assets and landmarks, as determined by the City, are located within a proposed subdivision, every
82 reasonable means shall be provided to preserve these features.
- 83 C. Adjoining Existing Street: Whenever a tract to be subdivided adjoins or contains any part of an
84 existing or proposed street so designated on the street plan, such part of the public way shall be
85 platted, dedicated and improved by the developer in the location and at the width specified.

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86 **13-8-030: LOTS:**

- 87 A. General Requirements: All subdivisions shall result in the creation of lots which are developable and
88 capable of being built upon. A subdivision shall not create lots, and no building permit shall be
89 issued for any lots which would make improvement impractical due to size, shape, steepness of
90 terrain, location of watercourses, problems of sewerage or driveway grades, or other physical
91 conditions.
- 92 B. Lots: **(from section 10-7-7-K-3)**
- 93 1. No single lot shall be divided by a municipal or county boundary line.
 - 94 2. A lot shall not be divided by a road, alley or other lot.
 - 95 3. No wedge shaped lot shall have less than the required width for lot frontage required in the
96 zoning district.
 - 97 4. Side lot lines shall be at right angles to the street which the lot fronts or approximately radial to
98 center of street curves or cul-de-sac on which the lot faces.. The Administrative Land Use
99 Authority may allow exceptions to this requirement where considerations are warranted for
100 solar orientation or topography.
 - 101 5. All lots created by the subdivision shall front on a public street or on an approved private street,
102 which is improved to the standards hereinafter required, and shall have frontage equal to the
103 minimum frontage requirement for the zone, unless modified as part of a planned unit
104 development.
 - 105 6. Double Frontage: Lots having double frontage shall not be approved except where necessitated
106 by topographic or other unusual conditions. The Administrative Land Use Authority may require
107 that vehicular access be restricted for portions of double fronted lots, where access would be
108 deemed difficult due to topography or pose a traffic hazard.
 - 109 7. Corner lots shall be so designed as to provide for the same quality and size of building area as
110 interior lots by increasing the minimum width by ten feet (10') to accommodate the required
111 side street setbacks .
 - 112 8. Lot Size Standards: All lots shall conform to area requirements of any existing zoning regulations.
 - 113 9. Slope of Lots: All residential lots shall have an average slope of less than 30%. Slopes which are
114 30% and greater shall be excluded from the building envelope designated on the plat. All
115 approved lots **12,000 sq. ft.** and smaller shall have no area of slope greater than 30%.
 - 116 10. For lots 12,000 sq. ft. and larger, the buildable area or the building envelope as designated on
117 the plat shall be at least five thousand (5,000) square feet in size with no single dimension of
118 less than fifty feet (50') and shall exclude required setbacks and easements.
 - 119 11. Remnants parcels of property shall not be left which do not conform to lot requirements or are
120 not required or suitable for common open space, private utility or public purpose.
 - 121 12. Lot numbers shall begin with the number "1" and shall continue consecutively through the
122 subdivision, with no omissions or duplications. No block designations shall be used. When a
123 subdivision is developed in phases, the phase number shall precede each lot number. For
124 example, phase 2 would be numbered 201, 202, 203, etc.

125 **13-8-040: FLAG LOTS: (existing code section 10-7-8)**

126 In older areas of the City, certain residential properties have evolved over time with irregular shapes and
127 sizes, some with deep rear lots. As the City continues to see these lots subdivided, there may exist a
128 need to develop these deeper lots. Flag lots are one alternative to such development. However, many

Commented [SP2]: 10-1-47 Definitions

Lot, Restricted:

A lot having an average slope of fifteen percent (15%) or more; a lot dimension is less than seventy feet by one hundred feet (70' x 100'), or the minimum size of a lot permitted in the zoning district where located, with an average slope of less than fifteen percent (15%); or a lot which has vehicular ingress to the main building or structure which, upon completion of construction on the site, has a slope of fifteen percent (15%) or greater, or a lot subject to geologic hazards.

Lot, Unrestricted:

A lot having an average slope of less than fifteen percent (15%) and containing a buildable area of at least five thousand (5,000) square feet; or, the minimum size of a lot permitted in the zoning district in which it is located, with an average slope of less than fifteen percent (15%).

These definitions need to be amended as well. Karyn please advise.

Commented [SP3]: You have to have at minimum a 12,000 sq. ft. lot to have a 5,000 sq. ft. buildable area with the required setbacks (F&R 25' & sides total 20")

Commented [SP4R3]: Please see current definition of restricted and unrestricted lots above. For discussion.

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129 problems can result from the misuse of flag lots, including increased points of traffic access on busy or
130 narrow streets, large paved areas created to access rear units, a mass of new units incompatible with an
131 existing neighborhood, and the compromising of adequate and safe fire protection to rear dwelling
132 units. These problems threaten the character and stability of existing neighborhoods. For these reasons,
133 the following restrictions and prohibitions are established to better control increasing residential density
134 in predominantly single-family neighborhoods through the use of flag lots:

- 135 A. Circumstances Permitting: The City discourages and restricts the creation of flag lots. A flag lot
136 should be permitted only under certain limited circumstances. Flag lots are prohibited except:
- 137 1. Where necessary to reduce access onto major streets and thoroughfares;
 - 138 2. To reasonably utilize irregularly shaped land;
 - 139 3. To reasonably utilize land with severe topography;
 - 140 4. To provide for the protection of significant natural or environmentally sensitive areas; or
 - 141 5. To allow a property owner reasonable use and benefit of a parcel of land not otherwise
142 developable. (insert to meet the city's affordable housing goal?)
- 143 B. Prohibited Flag Lots: Flag lots are expressly prohibited where:
- 144 1. The creation of the flag lot will increase the number of access points onto a major thoroughfare;
 - 145 2. The density created by the flag lot would exceed the average existing density in the immediately
146 adjacent developed residential area;
 - 147 3. Flag lots for non-residential use; or
 - 148 4. The proposed flag lot would resubdivide an existing lot or lots in a recorded subdivision plat.
- 149 C. The applicant proposing a flag lot must have demonstrated that because of topographical features
150 and/or unique situations as set forth in subsection A of this section, creation of a flag lot should be
151 allowed.
- 152 D. Design Requirements For Flag Lot:
- 153 1. A flag or L-shaped lot shall be comprised of a staff portion contiguous with the flag portion
154 thereof.
 - 155 2. The staff portion of said lot shall front on and be contiguous to a dedicated public street. The
156 minimum width of the staff portion of each flag lot shall be thirty feet (30'). Two (2) staffs may
157 be placed side by side and be a minimum width of twenty five feet (25') each. The staff shall not
158 be longer than one hundred fifty feet (150').
 - 159 3. The flag portion of the lot shall meet the minimum lot size requirement for the zone in which it
160 is located. The staff portion shall not count as part of the land area needed to meet the lot area
161 requirement.
 - 162 4. Flag lots must be similar in shape of the buildable area (i.e., rectangular or pie shaped if on a cul-
163 de-sac) to the majority of the lots in the immediately adjacent developed residential area.
 - 164 5. The front side of the flag portion of the lot shall be deemed to be that side nearest to the
165 dedicated public street upon which the staff portion fronts. The staff portion shall be deemed to
166 end and the flag portion shall be deemed to begin at the extension of the front lot line.
 - 167 6. Flag lot units located away from the street shall maintain a presence to the street, be oriented
168 to the street, and be visible from the street. A larger building for the flag lot unit in relation to a
169 unit in front of the flag lot unit is not acceptable as a means to meet the street presence
170 requirement.

Commented [SP5]: Is this something we really care about? Being able to create a flag lot in an already subdivided property may be a tool to address affordable housing on lots that were created a long time ago (Val Verda area) that have 1/2 lots in a 1/4 acre zone.

Commented [SP6]: I think this is excessive, if you are going to have a 50' shared easement width and then build a 20' shared driveway width, that leaves 30' that is difficult to maintain nor an efficient use of water for landscaping. I would recommend that the 2 staffs should be 15' wide with a shared driveway width minimum of 20' paved surface.

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- 171 7. All minimum required setbacks for the zone in which the flag lot is located shall apply and all
172 front setback distances shall be measured from the flag portion of the lot and not from the
173 street. Orientation, setbacks and private yards shall conform to the following criteria:
- 174 a. All units shall orient to the street;
- 175 b. Each unit shall have both a "front" and "rear" yard on opposite sides of the unit; and (Ord.
176 07-12, 6-5-2007)
- 177 c. To protect the privacy of yard areas on neighboring properties, large windows and decks on
178 the second floor shall not orient to adjacent, surrounding properties. (Ord. 07-12, 6-5-2007;
179 amd. 2012 Code)
- 180 8. An access driveway with a minimum width of twenty feet (20') shall be provided with
181 landscaping on each side. The access driveway shall be asphalt or concrete with adequate
182 drainage and shall be properly maintained on a continuous basis. Where two (2) flag lots are
183 adjacent to each other, a common driveway for both units is required.
- 184 9. Fire protection for flag lot units. Each proposal to construct a dwelling unit on a flag lot more
185 than one hundred fifty feet (150') from a public street must first be reviewed and approved by
186 the fire marshal and all other criteria listed below prior to receiving a building permit. No
187 primary residential structure may be located on a flag lot more than five hundred feet (500')
188 from a public street. All measurements shall be taken from the edge of the public right of way
189 along the centerline of the driveway or private access driveway to the nearest point of the
190 primary structure. All of the following must be met before a building permit may be approved:
- 191 a. An access road or driveway shall be provided which meets the following standards:
- 192 (1) An asphalt or concrete surface capable of supporting the imposed load of fire apparatus
193 shall be provided and extended to within one hundred fifty feet (150') of all portions of
194 the exterior walls of the first story of any building. If constructed of asphalt, the access
195 road or driveway shall be a minimum of two and one-half inches (2¹/₂") of asphalt over a
196 minimum of six inches (6") of compacted road base. If constructed of concrete, the
197 access road or driveway shall have a minimum of five inches (5") of concrete over a
198 compacted road base. The access road or driveway shall be maintained by the property
199 owner or possessor of the premises in good condition and repair and with adequate
200 snow removal so as to provide free and uninhibited access by emergency service
201 vehicles.
- 202 (2) The access road or driveway shall be a minimum of twenty feet (20') wide. Where such
203 roadway is adjacent to required fire hydrants, the width shall be a minimum of twenty
204 six feet (26') within twenty feet (20') in either direction from the hydrant. Such required
205 widths shall be unobstructed, including parking of vehicles, and shall have a minimum
206 vertical clearance of thirteen and one-half feet (13¹/₂'). Approval of driveways in excess
207 of ten percent (10%) grade will be required to present an alternative means and method
208 of fire protection to be reviewed and approved by the Fire Marshal.
- 209 (3) A turnaround approved by the fire marshal shall be provided at the end of the access
210 road or driveway.
- 211 (4) Each access road or driveway shall be identified and marked by the property owner to
212 the satisfaction and approval of the fire marshal. Signs shall be posted near the
213 entrances of access roadways and driveways. Signs shall be a minimum of twelve inches
214 by eighteen inches (12" x 18") in two and one-half inch (2¹/₂") block lettering with one-

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215 half inch ($\frac{1}{2}$ " stroke on a contrasting background. Signs shall read "No Parking - Fire
216 Department Access Road".

217 b. Fire Hydrants:

218 (1) A fire hydrant shall be installed by the City at the expense of the property owner and
219 shall be connected by a six inch (6") water line from the water main. The hydrant shall
220 be located to the satisfaction and approval of the fire marshal. Fire hydrants shall be
221 located on all required access roads or driveways and shall be located within five feet
222 (5') of the required access road or driveway.

223 (2) If, in the opinion of the fire marshal, fire hydrants are vulnerable to vehicular damage,
224 appropriate crash posts shall be required. No obstruction shall exist within a three foot
225 (3') working area of each fire hydrant. Required crash posts shall be four inch (4")
226 concrete filled pipe, having a minimum of three feet (3') in height above grade, with two
227 feet (2') of pipe below grade set in concrete. Hydrant shutoff valves shall be located no
228 closer than five feet (5') from the hydrant and no further than twenty feet (20').

229 (3) The fire hydrant, water line and access road or driveway shall be located within a public
230 utility easement of at least twenty feet (20') in width such that emergency and utility
231 service vehicles and personnel have unimpeded access to the improvements.

232 c. All dwelling structures shall have installed at the time of construction, and keep
233 continuously maintained, a pressurized interior fire protection sprinkling system that
234 complies with the minimum standards of the international fire code and is approved by the
235 fire marshal.

236 d. All of the required improvements shall be installed at the property owner's expense. (Ord.
237 07-12, 6-5-2007)

238 **13-8-050: BLOCKS: (from section 10-7-7-K-11; and new language)**

239 A. Block Length: Block lengths shall be reasonable as approved by the Administrative Land Use
240 Authority, with the advise of the applicable development review staff and in total design shall
241 provide for convenient access and circulation for emergency vehicles. Blocks shall be a minimum of
242 three hundred feet (300') with maximum length of seven hundred feet (700').

243 B. Midblock Pedestrian Access: Where blocks exceed six hundred feet (600') in length, a dedicated
244 walkway through the block at approximately the center of the block is required where feasible. Such
245 walkways shall have an pedestrian easement not less than sixteen feet (16') in width. Walk
246 improvements (paving or concrete) of not less than eight feet (8') in width shall be placed within the
247 easement.

248 C. Width; Variation: The width of each block shall be sufficient for an ultimate layout of two (2) tiers of
249 lots therein of a size required by the provisions of this title, unless the general layout of the vicinity,
250 lines of ownership, topographical conditions or locations of arterial streets or freeways justify or
251 make necessary a variation from this requirement.

252 **13-8-060: STREETS: (existing code section 10-7-7-K-4)**

253 A. Street Requirements:

254 1. The street layout shall conform to the general plan of the City.

255 2. Minor streets shall be laid out to discharge through traffic.

Commented [SP7]: Is this something that we want to require anymore? These areas can be problematic for crime, vandalism, and maintenance. There are good examples, for instance in Foxboro where there is HOA maintenance, and bad examples like the catwalk to Hwy 89.

Commented [SP8R7]: This requirement was discussed previously by the Planning Commission when Council Member VanLangeveld was on the PC.

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- 256 3. Stub streets shall be provided where needed to connect to adjacent undeveloped land, and new
257 streets must be provided where needed to connect to existing stub streets in adjacent
258 developments. Not more than six (6) lots shall front on a stub street, except where a temporary
259 cul-de-sac turnaround is provided.
- 260 4. Intersections of minor streets with major collector streets shall be kept to the minimum.
- 261 5. Minimum right of way widths and pavement widths for public and private streets shall be
262 determined by the City Standards and Specification Manual as adopted by the City Council for
263 various categories of streets, but shall in no case be less than the following:
264

Street Category	Minimum ROW	Minimum Pavement Width
Minor arterial	80 feet	58 feet
Major collector street	66 feet	44 feet
Minor collector street	60 feet	38 feet
Local (minor) street	50 feet	32 feet

- 265 6. Minimum right of way and pavement widths for private streets within single family
266 developments shall be the same as for public streets of the same use category. Minimum right
267 of way and pavement widths for townhome or other multi-family development may be reduced
268 in accordance with the standards outlined in Section 13-6-010(H)(3) for Planned Unit
269 Developments.
- 270
- 271 7. Where no curbs are required to be installed, a minimum of six foot (6') shoulders shall be
272 provided on each side of the street, not to exceed a two to one (2:1) slope.
- 273 8. Alleys: The Land Use Authority may approve service access to the interior of blocks where
274 deemed to be in the public interest, in which case such alleys must be indicated in the
275 preliminary design plans and on the final plat. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)
- 276 9. No half streets are permitted. City
- 277 10. Dead end streets, including stub streets, shall be permitted only to provide future access to
278 adjoining property, except for dead end street systems in cluster developments, such as planned
279 unit developments and condominium developments, or when necessary due to topography,
280 other natural environmental feature, or geologic hazard. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)
- 281 11. Streets which provide frontage and access for thirty (30) or more lots or dwelling units are
282 required to have a minimum of two (2) separate means of egress.
- 283 12. The following standards apply to all temporary and permanent cul-de-sacs:
284
- 285 a. Cul-de-sacs shall be terminated by a turnaround of not less than one hundred feet (100') in
286 right of way diameter, and the face of curb or pavement edge radius shall be thirty eight and
287 one-half feet (38¹/₂') or more.
- 288 b. Temporary cul-de-sacs shall be paved with a minimum of two inches (2") of asphalt or other
289 binder pavement.
- 290 c. Permanent cul-de-sacs shall be paved with a minimum of three inches (3") of asphaltic or
291 portland cement or other binder pavement.
- 292 d. Downhill cul-de-sacs are strongly discouraged and may only be allowed if it can be
293 demonstrated that surface drainage and street grade will be controlled in a manner

Commented [SP9]: Is there any circumstance that we would want to allow a reduced street width in a single family development type? Examples: The Views; Wellington Place; Stone Haven. Many of these developments have contributed to on street parking problems on neighboring public streets, HOA maintenance problems, lack of snow removal area (sidewalk adjacent to curb), decreased pedestrian safety, etc.

Reasons for a private street in a single family development are: exceptions to road slope/grade; estate lot sizes create huge frontages and unduly burden the city with regard to maintenance; development desired exclusiveness/gated community; allowance for sidewalk on only one side due to size of lots; geologic hazards;

Commented [SP10]: City Engineer please review

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- 294 acceptable by the City Engineer. A surface overflow drainage outlet will be designed to
295 protect adjacent properties in the event the curb face inlet(s) become obstructed or
296 clogged.
- 297 e. Cul-de-sac length shall be measured from the centerline of an intersecting street, excluding
298 other cul-de-sacs, along the centerline of the cul-de-sac, to a point at the center of the
299 closed end of the cul-de-sac.
- 300 f. Residential zoning districts:
- 301 (1) A cul-de-sac shall not serve more than twenty (20) lots nor exceed six hundred feet
302 (600') in length.
- 303 (2) The Planning Commission may recommend a deviation from design standards to the
304 City County in the manner provided in Section 13-6-010(E) to increase to the maximum
305 length of a cul-de-sac, up to one thousand feet (1,000') in total length, when the
306 following conditions exist:
- 307 (A) Physical conditions exist which preclude the ability to establish any other practical
308 means of access. Such conditions may include: topography; environmentally
309 sensitive areas such as wetlands, ponds, streams, rivers, or lakes; or manmade
310 structures that cannot be altered, moved or relocated;
- 311 (B) Construction of a through street will result in undesired cuts and fills or will damage
312 natural terrain or drainage; or
- 313 (C) Buildings or existing developments block access to the site, which would result in
314 landlocked property or an inefficient development plan; and
- 315 (D) Such an exception has received a favorable recommendation from the South Davis
316 metro fire district and the City's development review committee.
- 317 (3) Exceptions to cul-de-sac length may also be subject to the following as needed:
- 318 (A) Possible modified construction standards such as pavement width and cul-de-sac
319 diameter, quantity of fire hydrants, placement of fire hydrants on alternating side of
320 street, looped water lines, emergency egress routes or plans, drainage, pedestrian
321 easements or other reasonable measures to ensure public safety.
- 322 g. Nonresidential zoning districts:
- 323 (1) A cul-de-sac shall not exceed six hundred feet (600') in length. Cul-de-sacs longer than
324 six hundred feet (600') may be recommended by the Planning Commission and
325 approved by the City Council if the development review committee (DRC) makes a
326 written finding that such a cul-de-sac would better preserve the natural terrain and
327 vegetation in the area or provide a superior street design or provide needed access to
328 landlocked parcels.
- 329 (2) The Planning Commission may require public accessways from a cul-de-sac to provide
330 safe circulation for pedestrians and bicyclists. (Ord. 2016-06, 5-17-2016)
- 331 13. No more than four (4) streets shall enter an intersection.
- 332 14. Streets shall intersect at ninety degrees (90°), except where otherwise approved as necessary by
333 the Planning Commission upon favorable recommendation of the City Engineer.
- 334 15. The centerlines of two (2) subordinate streets meeting a through street from opposite sides
335 shall extend as a continuous line, or the centerlines shall be offset at least one hundred fifty feet
336 (150'). (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

Commented [SP11]: We have the provision to deviate from design standards in a PUD development. Is there a need for standard subdivisions?

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- 337 16. Protection strips are not allowed adjacent to or on public streets and rights of way. (Ord. 93-5,
338 7-6-1993, eff. 7-15-1993; amd. 2012 Code)
- 339 B. Street Names: The following principles shall govern street names in a subdivision:
- 340 1. Streets shall be numbered based on the adopted grid system wherever practical. Alphabetic
341 names may be considered for streets of a meandering or diagonal nature or for other streets as
342 specifically approved by the Land Use Authority.
- 343 2. All new street names must be reviewed with the county recorder and the development review
344 staff to avoid duplication or near duplication to any streets in the City or area that may lead to
345 confusion of response by public safety agencies.
- 346 3. Each street which is a continuation of, or an approximate continuation of, any existing dedicated
347 street shall be given the name of such existing street.
- 348 4. The words "Street", "Avenue", "Boulevard", "Place", "Way", "Court", or other designation of any
349 street shall be spelled out in full on the plat. Any street name incorporating one of the terms
350 used above shall conform to the established definition of that term. Any named street shall also
351 have the proper numerical coordinate as approved by the City Engineer.
- 352 5. Street names shall not be permitted that contain a cardinal direction, such as north, south, east,
353 or west, for example "South Bay Drive".
- 354 6. Street names which reflect the history or character of the City are strongly encouraged.
- 355 C. Curvature And Alignment:
- 356 1. To ensure adequate sight distances, street roadway line connections shall be made by horizontal
357 curves. The minimum centerline radii for minor streets shall be one hundred feet (100') and of
358 all other streets shall be three hundred feet (300'). On collector streets, a minimum tangent of
359 one hundred feet (100') shall be required between a curve and street intersection; a minimum
360 tangent of one hundred feet (100') shall be required between reverse curves.
- 361 2. Vertical curves shall be used at all changes of grade exceeding one percent (1%) and shall be
362 designed to provide minimum sight distances of two hundred feet (200') for minor streets and
363 three hundred feet (300') for all other streets, except that vertical curves for major streets shall
364 be as determined by the current specifications of the state department of transportation.
- 365 D. Roadbed Construction Standards For Paved Roadways (Public and Private Streets): Minimum
366 roadbed grading and paving for all street types shall be established within the City Standards and
367 Specifications Manual approved by the City Council.
- 368 E. Street Grades: All street grades shall be designed as follows:
- 369 1. Streets shall be limited to a maximum grade of ten percent (10%).
- 370 2. Cul-de-sacs shall terminate with a grade not to exceed three percent (3%) for the last ten feet
371 (10') of traveled surface.
- 372 3. A street intersection shall have a vertical alignment such that the grade shall not exceed three
373 percent (3%) for a minimum distance of fifty feet (50') each way from the centerline of the
374 intersection. All changes that exceed one (1%) percent in vertical alignment shall be made by
375 vertical curves with minimum length of fifty feet (50') for local (minor) streets and one hundred
376 feet (100') for collector streets.
- 377 F. Sidewalks, Curbs And Gutters: Sidewalks, curbs and gutters shall be provided on both sides of all
378 streets to be dedicated to the public. Private streets and private alleys shall provide for sidewalk and
379 park strip on only one side of the street. Private alleys with dual rear access garages shall not be
380 required to provide sidewalks and park strips. Sidewalks, curbs and gutters may be required by the
381 City Engineer on existing streets bordering the development.

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- 382 G. Pedestrian Midblock Street Crosswalks: Where blocks exceed one six hundred feet (600') in length
383 or where a dedicated walkway is required through the block, a midblock street crosswalk of not less
384 than ten feet (10') in width may be required by the Land Use Authority
- 385 H. Study May Be Required: Where the potential impacts on the existing street systems are considered
386 to be great, or in the case of unique circumstances concerning access, topography or street layout, a
387 transportation planning/engineering study may be required.
- 388 I. Private streets shall not be permitted unless the Land Use Authority finds that the most logical
389 development of the land requires that lots be created which are served by a private street or other
390 means of access, and makes such findings in writing with the reasons stated therein. All private
391 streets shall meet North Salt Lake development standards as it pertains to standard street
392 intersections, typical cul-de-sac and standard roadway sections. This includes, but is not limited to,
393 submittals, quality control, site preparation, grading, excavating, backfilling and compaction, base
394 course, asphalt/concrete, curbs, gutters, drive aprons and walks, slurry sealing, restoration of
395 existing improvements, storm drainage systems, boundary markers and survey monuments,
396 geotextiles and concrete reinforcement. Land designated as public right of way shall be separate
397 and distinct from lots adjoining such right of way and shall not be included in the area of such lots.

398 **13-8-070: LANDSCAPING:**

- 399 A. Special Treatment: Whenever, in the opinion of the City Engineer, the cuts and fills in a hillside
400 subdivision are of sufficient size or visibility to demand special treatment, the developer shall be
401 required to landscape such areas with suitable permanent plant materials and to provide for their
402 maintenance.
- 403 B. Preservation: The subdivision shall be so designed as to either preserve, or provide for, the greatest
404 amount of onsite vegetation.
- 405 C. Geologic Hazards Areas: Subdivisions subject to Title 10, Chapter 12, Sensitive Area District and
406 Geologic Hazards shall comply with all provisions of that section and with the recommendations set
407 forth in an approved Geologic Hazards Study with respect to landscaping and irrigation restrictions..
408 Restrictions on landscaping and irrigation methods shall be required to be noted on the plat and
409 within the development covenants recorded with the plat.
- 410 D. All landscaping shall be installed and maintained in accordance with Title 10, Chapter 22, Water
411 Efficient Landscape Standards.
- 412 E. Landscape Design Standards for Highway 89 and Town Center:
- 413 1. The landscape design shall conform to the Town Center Master Plan and any urban design
414 standards for the Town Center as adopted the City Council.
- 415 2. Fencing shall only be permitted to be constructed of decorative metal with masonry or other
416 decorative pillars spaced no greater than 10 feet on center.
- 417 3. Pedestrian access shall be provided to street at convenient locations for pedestrian travel in
418 both directions with a maximum separation distance of one hundred fifty (150') feet.
- 419 F. Landscaping Design Standards For Redwood Road: **(existing code 10-7-7-K-24)**
- 420 1. For development along the west side of Redwood Road, the following development standards
421 are adopted:
- 422 a. The area behind the curb and gutter of Redwood Road shall include an area not less than
423 twenty four feet (24') wide containing improved and irrigated landscaping and an eight foot
424 (8') wide meandering asphalt multiuse trail. If any portion of the required twenty-four foot
425 (24') landscaped area is outside the dedicated right of way, a public trail easement and
426 street tree easement shall be dedicated to the City upon the recorded plat

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- 427 b. Within the twenty-four foot (24") wide area trees shall be planted in accordance with the
428 requirements of Title 7 Chapter 9, Community Forestry.
- 429 c. Residential developments along Redwood Road shall, in addition to complying with the
430 requirements of chapter 11 of this title, may include fencing or a solid wall as a buffer along
431 the entire length of frontage along Redwood Road. The following restrictions shall apply:
- 432 (1) Any wall shall be constructed of masonry or other hard, permanent materials and shall
433 be a sight obscuring wall with a combination of berms, rocks, and planted materials to
434 lessen the visual impact of the wall. Any solid walls constructed pursuant to this
435 subsection shall also be treated with an antigraffiti treatment approved by the City.
- 436 (2) Fencing material shall be of decorative metal and shall include masonry or other
437 decorative pillars.
- 438 (3) Pedestrian access shall be provided to the Redwood Road Trail at convenient locations
439 for pedestrian travel in both north and south directions with a maximum separation
440 distance of one hundred fifty (150') feet.
- 441 2. For developments along the east side of Redwood Road, the same development standards apply
442 except that there shall be a five foot (5') wide concrete sidewalk provided in lieu of an eight foot
443 (8') wide meandering asphalt multiuse trail. (Ord. 2012-04, 2-7-2012)

444 **13-8-080: UTILITIES AND EASEMENTS: (10-7-7-K-14)**

- 445 A. Utility easements shall follow rear and every other side lot lines whenever practical and shall have a
446 minimum total width of sixteen feet (16') apportioned equally in abutting properties (8 feet each
447 lot).
- 448 B. Front yard utility easements are required to be a minimum of ten feet (10') Perimeter easements
449 shall be not less than eight feet (8') in width, extending throughout the peripheral area of the
450 development.
- 451 C. All easements shall be designed so as to provide efficient installation of utilities or street plantings.
452 Special guying easements at corners may be required if any existing utilities are overhead. Public
453 utility installations shall be so located as to permit multiple installations within the easements. The
454 developer shall establish final utility grades prior to utility installations.
- 455 D. The City Engineer may require additional easements, or increased width of easements, as necessary
456 to provide for adequate utility service and/or drainage within the subdivision and to or from
457 adjoining parcels.
- 458 E. Utilities To Be Underground: All utilities, including those existing overhead, shall be provided
459 underground unless the Planning Commission recommends a deviation from the design standards to
460 the City Council in the manner provided in Section 13-6-010(E). The City Council shall review the
461 application by the developer and the recommendation of the Planning Commission and City
462 Engineer, to determine if a deviation shall be granted.
- 463 F. Utility easement width may be reduced as approved by the Planning Commission for lots within
464 Planned Unit Developments.

465 **13-8-090: WATERCOURSES: (new language)**

466 The developer shall dedicate a right of way for storm drainage conforming substantially to the lines of
467 any natural watercourse or channel, stream, creek, irrigation ditch or floodplain that enters or traverses
468 the subdivision, as determined by Davis County flood control and/or the City Engineer. The developer

Commented [SP12]: We have the provision to deviate from design standards in a PUD development. Is there a need for standard subdivisions?

TITLE 13 SUBDIVISION REGULATIONS
(REDLINE10.16.2023)

469 shall also dedicate acceptable rights of way for any pipe, conduit, channel, and retention or detention
470 area as approved by the City Engineer for flood control.

471

472 **13-8-100: DEDICATIONS OF STREETS AND TRAILS (existing code 10-7-7-F)**

- 473 A. Requirement: Maps and plats, when made, acknowledged, filed and recorded according to
474 procedures specified in this section, operate as a dedication of all streets, trails and other public
475 places, and vest the fee of those parcels of land in the City for the public for the uses named or
476 intended in those maps or plats.
- 477 B. Nonliability For Unimproved Dedications: The dedication established by this section does not
478 impose liability upon the City for streets, trails and other public places that are dedicated in this
479 manner but unimproved.

Commented [SP13]: This may be in the wrong chapter???

480 **13-8-110 RESTRICTIONS FOR SOLAR AND OTHER ENERGY DEVICES: (existing code 10-7-7-J)**

- 481 A. Regulations May Be Adopted: The City Council, in order to protect and ensure access to sunlight for
482 solar energy devices, may adopt regulations governing legislative subdivision development plans
483 that relate to the use of restrictive covenants of solar easements, height restrictions, side yard and
484 setback requirements, street and building orientation and width requirements, height and location
485 of vegetation in respect to property boundary lines, and other permissible forms of land use
486 controls. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)
- 487 B. Refusal To Approve: The Planning Commission may refuse to approve or renew any plat or
488 subdivision plan, or dedication of any street or other ground, if the deed restrictions, covenants or
489 similar binding agreements running with the land for the lots or parcels covered by the plat of
490 subdivision prohibit or have the effect of prohibiting reasonably sited and designed solar collectors,
491 or other energy devices based on renewable resources from being installed on buildings erected on
492 lots or parcels covered by the plat or subdivision. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012
493 Code)

Commented [SP14]: This may be in the wrong chapter, not really sure what they were trying to regulate when this was written in 1993.

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 OCTOBER 10, 2023
6

7 **DRAFT**
8

9 Commission Chair Pro Tem William Ward called the meeting to order at 6:29 p.m.
10

11 PRESENT: Chair Pro Tem William Ward
12 Commissioner Ryan Holbrook
13 Commissioner Ron Jorgensen
14 Commissioner Irene Stone
15 Commissioner Brandon Tucker
16

17 EXCUSED: Commission Chair BreAnna Larson
18 Commissioner Katherine Maus
19

20 STAFF PRESENT: Sherrie Pace, Community Development Director.
21

22 OTHERS PRESENT: Dee Lalliss, resident.
23

24 1. PUBLIC COMMENTS
25

26 There were no public comments.
27

28 2. WORK SESSION: DRAFT CODE AMENDMENTS

29 a. TITLE 13, CHAPTER 6: PUDS, CONDOS, MOBILE HOME/RV PARKS
30

31 Sherrie Pace reviewed the draft Subdivision Ordinance, Title 13, Chapter 6 for PUDs, Condos,
32 Mobile Homes and RV Parks and the proposed changes. The first section 13-6-010: PUDs
33 (Planned Unit Developments) creates a process for PUD subdivision requiring they meet
34 standards of regular subdivisions with specific provisions that can be modified for a PUD.
35 Section A-C is the purpose statements and applicability sections, which are to consolidate open
36 spaces by clustering, Section D provides the process for review which is the same as Chapter 5
37 Subdivisions, and Section E lists the process for modification of other standards which are not
38 specifically listed in the PUD section. She explained that the existing language for a modification
39 used the term “variance” which is incorrect, as a variance would go before a hearing officer and
40 its purpose is to guarantee a property right that would be lost without a variance. She explained
41 that a modification to the design standards is considered a legislative change and can only be
42 approved by the City Council. Thus a process is required to for that approval has been added to
43 this section with a recommendation from the Planning Commission. The process for

44 modification of standards includes an application for modification, staff review, a Planning
45 Commission review with public hearing, the Commission would then make a recommendation to
46 the City Council who would approve the modification. The Commission would have the option
47 to conditionally approve a preliminary plat upon approval of the modification by Council or table
48 the preliminary plat until the Council acted on the application. Examples of modifications could
49 be length of a dead end road, maximum slope of street, modification to install sidewalk on only
50 one side of a street, change in the maximum density, etc. Section F specifies that PUDs in
51 Planned (P) Districts must have a development agreement with all design standard modifications
52 listed. Section G states that PUDs must comply with the underlying zoning in relation to use and
53 density of that zone.

54

55 Section H addresses PUD Standards with the minimum development size established by the
56 Planning Commission. She explained that the recommended standards come from experience
57 with previous townhome developments. The draft recommends a perimeter setback of 15 feet,
58 increased perimeter setback to 25 feet for buildings over two stories in height when adjacent to
59 single family zones/uses, the front street setback of 20 feet, and the front setback from a
60 perimeter or physical barrier, like a retaining wall, is 25 feet.

61

62 Commissioner Jorgensen mentioned building separation and asked about the maximum height
63 and limitations for a P District. He suggested that the taller the building the bigger the setback to
64 avoid a tunnel type feeling between buildings. Sherrie Pace replied that these were standards for
65 PUDs and the standards for the P District zone would need to be updated as well. She would
66 include language in this revision to address having more distance between buildings related to
67 the height of the buildings.

68

69 Chair Pro Tem Ward questioned if the Form-Based Code would have replaced the P District if it
70 had been adopted. Sherrie Pace replied that P Districts, particularly outside of the Town Center,
71 would not have been affected by the Form-Based Code.

72

73 Sherrie Pace reported on additional PUD standards in 13-6-010 Section H including building
74 separation (facades/courtyards) of 30 feet with encroachments of porches, patios, awnings, decks
75 up to 5 feet, fenced front courtyards would be limited to 10 feet, and minimum of 5 foot
76 walkways in separation areas. Building separation of rear facades with no garage access would
77 be 30 feet and a fenced limited common area of 15 feet. Building separation side facades would
78 be 25 feet with 5 foot walkways. Rear setbacks on alley loaded garages would be 5 feet from the
79 garage door to the alley/private road. Private street width would be 26 feet from the right of way
80 with 24 feet of pavement. Other standards included driveways that were 22 feet long where
81 required or provided. The draft for the parking recommendation was based on Title 10, Chapter 6
82 and has a provision to decrease the parking based on bedroom count with the recommendation
83 for a studio/one bedroom at 1.25 stalls, a two bedroom at 1.75 stalls, and three or more bedrooms
84 at 2.25 stalls per unit as well as requiring one covered space per unit for exclusive and permanent
85 use. She explained that these numbers are not set in stone, rather as a starting point for the

86 Commission and Council to consider and modify. Further reduction of parking via modification
87 approval by the City Council based on parking study, development type, proximity to transit,
88 proximity to shared parking facilities, and other unique circumstances.

89
90 Chair Pro Tem Ward questioned if it would be preferable to set the base amount higher to allow
91 for negotiation when developers asked for a parking reduction.

92
93 Commissioner Stone asked about obtaining data related to parking for a studio vs one bedroom,
94 etc. Sherrie Pace responded that this may be a future project for staff to survey multifamily
95 dwellings to determine the number of vehicles per unit as well as the number of bedrooms. She
96 explained how she is proposing to get more accurate data for how parking is correlated to actual
97 residents within North Salt Lake. The Commission had a brief discussion on how helpful current
98 parking information would be for determining parking ratios.

99
100 Sherrie Pace explained the next section H is drafted to regulate how buildings are built on
101 sloped streets by stepping the building across the slope. Additional requirements include that the
102 front door be no lower than the curb height at the street level and that the front door be no higher
103 than three feet above the curb height. The lot area, width, yard, height, and lot coverage would be
104 determined by the Planning Commission. She showed examples of multifamily developments
105 with front doors at, below, and above street level and how the doors at street level had a nicer
106 streetscape and better accessibility.

107
108 Commissioner Stone asked about ADA accessibility for the examples that had front doors below
109 or above street level and that required stairs to access the homes. Sherrie Pace responded that
110 there was only a certain percentage of units that had to be ADA accessible and that there were
111 different requirements for townhomes/condos that were a for sale product versus apartments.

112
113 Commissioner Jorgensen mentioned a scenario with one utility, such as a gas meter, that was
114 shared for a condo development. He shared the example of apartments that were converted to
115 condominiums. Sherrie Pace replied that a master meter could be utilized for apartments but for
116 sale units, such as a townhouse, would each need separate utilities. She said requirements could
117 be added to the code to address conversion projects and establishing separate meters and
118 connections.

119
120 The Commission had a brief discussion about the three examples of multifamily development at,
121 above, and below street level and the pros and cons of each.

122
123 Sherrie Pace continued with the additional requirements including providing free flow of air and
124 direct sunlight (no overcrowding), maintained solar access, water efficient landscaping,
125 dedicated public spaces, easements for permanent open spaces, and common area rules under
126 condominium legislation. Ms. Pace also reviewed 13-6-020: Condominium Subdivisions and
127 said this section could include the requirement for individual utility meters per unit. This

128 included Sections A-B purpose and intent statements, Section C additional documentation above
129 the requirements in Chapter 5, Sections D-E review process the same as a regular subdivision
130 and identified additional review criteria, Sections F-I included Planning Commission review and
131 specific findings, Sections J-K special notice requirements, and Sections L-M protest provisions
132 and process. She reported on Title 13-6-030: Mobile Homes & RV Parks with Sections A-B
133 applicability and intent statements, Section C standards for where mobile homes may be located
134 and standards for RV storage, and Section D which addressed standards for required facilities,
135 removal of the section requiring annual inspection of each mobile home, updated language for
136 guarantees for permanent retention of open spaces, and standards for design of parks.
137 Commissioner Jorgensen mentioned some revisions including “shall provide and maintain
138 underground utility services”, he stated that in RV parks, they do not include natural gas. He
139 suggested that this language be modified. He also suggested “telecommunications” be used in
140 place of telephone and television services as a more generic and inclusive term.

141
142 Commissioner Stone asked if there were requirements for green space in a mobile home park.
143 Sherrie Pace responded that the code specified no less than 10% of the gross land area would be
144 set aside for passive recreational accommodations.

145
146 b. TITLE 13, CHAPTER 7: PLAT AMENDMENTS & LOT LINE
147 ADJUSTMENTS

148
149 Sherrie Pace reported on the draft Title 13-7-010: Plat Amendments with existing language from
150 10-7-7(H). Section A included application requirements and envelopes for amendments requiring
151 public hearings. Section B included applicability, staff review, Planning Commission review and
152 approval, and Planning Commission recommendation to the City Council for amendments that
153 vacated a right of way or PUE. Section C included lot line adjustments, which are approval by
154 staff, application requirements, and appeals to the Planning Commission if denied by staff.

155
156 Ms. Pace reviewed the schedule for the review including Chapter 8 General Requirements for all
157 Subdivisions on October 24th, Chapter 9 Essential Improvements on November 14th, Final
158 Review and Table of Contents on November 28th, Chapter 3 Amendments and Rezones and
159 Chapter 7 Conditional Uses on December 12th, with a public hearing and recommendation to the
160 City Council on January 9th, and review/adoption by the Council on January 16th, 2024.

161
162 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
163 PLANNING COMMISSION

164
165 Sherrie Pace had nothing to report.

166
167 4. APPROVAL OF MINUTES

168
169 The Planning Commission meeting minutes of September 26, 2023 were reviewed and approved.

170

171 **Commissioner Jorgensen moved to approve the meeting minutes for the September 26th**
172 **2023 Planning Commission meeting with one edit. Commissioner Tucker seconded the**
173 **motion. The motion was approved by Commissioners Holbrook, Jorgensen, Stone, Tucker**
174 **and Ward. Commissioners Larson and Maus were excused.**

175

176 5. ADJOURN

177

178 Commission Chair Pro Tem Ward adjourned the meeting at 7:39 p.m.

179

180 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
181 *Tuesday, October 24, 2023 by unanimous vote of all members present.*

182

183

184 _____
Wendy Page, City Recorder